

Own a Home of Your Own

If you've ever dreamed of owning your own home, this could be your opportunity!

Funded by federal stimulus funds (NSP2), Habitat for Humanity of Orange County is collaborating with Neighborhood Housing Services (NHS) to purchase, renovate and sell foreclosed homes in communities throughout Orange County.

The Purchase Price

The price for this home is \$177,000. Homebuyer Assistance may be available depending upon income. Prices and terms are subject to change without notice. (Disclaimer on reverse side.)

Do you meet the income requirements?

This is an "income restricted" home

In order to apply to purchase this home, you must meet the following income limits:

- ◆ Total income of all household members from all sources (employment, child support and/or SSI, Social Security disability, retirement, pensions, and other benefits) must be included.
- ◆ Total gross income (before deductions) must not exceed 80% of the median income for Orange County, as defined by HUD guidelines:

Income range by household

Single Household	Household of two	Household of three	Household of four	Household of five
\$50,000 to \$52,050	\$50,000 to \$59,450	\$50,000 to \$66,900	\$50,000 to \$74,300	\$50,000 to \$80,250

Additional eligibility requirements

- ◆ Legal U.S. residency.
- ◆ This home must be owner-occupied.
- ◆ Demonstrate a history of financial responsibility with steady employment and/or other sources of income. Copies of tax returns for the past two years will be required as well as credit checks.
- ◆ Must have good credit and have steady employment history.

If you think you meet these requirements, please contact our Homebuyer and Family Services Department at 714-434-6200 x227 or familyservices@habitatoc.org.

Check www.habitatoc.org/revitalizedhomes for more offerings.



Habitat for Humanity of Orange County
2200 South Ritchey, Santa Ana, CA 92705
714-434-6200 x227
www.habitatoc.org



\$177,000*

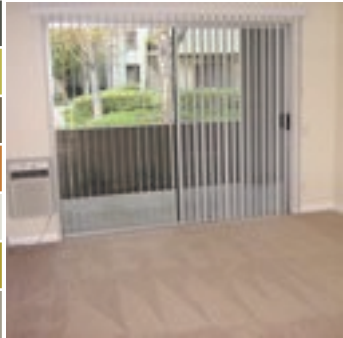
*Homebuyer Assistance
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income*

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For
SALE

Own Your Own Home!

Condominium
Year Built: 1981
Lower Level
2 Bedrooms
1 Bath
Dining Room
Covered Patio
Approx. 904 sq. ft.
Forced Air Heat
Air Conditioning
New Granite Countertops
New Carpet
New EnergyStar® Appliances
Ceramic Tile: Kitchen, Bath
Freshly Painted
Washer / Dryer hookup
Large City Park Adjacent



22011 Rimhurst Dr., Unit E in Lake Forest



Purchase Details:

- Down payment of 3% required (based on the final purchase price).
- Additional purchase assistance may be available.
- Private showing available after qualifying for program.

Additional Information:

- Please contact:
Habitat OC's Homebuyer & Family Services:
714-434-6200 x227
- Email: familyservices@habitatoc.org
- Visit www.habitatoc.org/revitalizedhomes

* DISCLAIMER: the price above is an estimate. As the financing of this home is subject to one or more funding programs, we reserve the right to amend the price of this home in response to any changes in these funding programs.

